



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Khalif J. Rainey, Vice-Chair,
Ald. Nik Kovac, Ald. Milele A. Coggs and Ald. Russell W.
Stamper, II
Staff Assistant, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Tuesday, May 1, 2018

9:00 AM

Room 301-B, City Hall

Amended 05/02/18 - Minute notes revised for item 9 (CCFN 180098).

Meeting convened at 9:05 a.m.

Present 5 - Bohl, Rainey, Kovac, Coggs, Stamper

1. [180059](#) Appointment of Darryl Johnson to the City Plan Commission by the Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

Individual appearing:
Darryl Johnson

A motion was made by ALD. STAMPER that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

2. [180119](#) Substitute resolution directing the Department of City Development to prepare a plan for a comprehensive review of lead health hazards in occupied City-owned residential properties.

Sponsors: Ald. Perez and Ald. Stamper

Individuals appearing:
Ald. Jose Perez, 12th Aldermanic District
Amy Turim, Dept. of City Development
Martha Brown, Dept. of City Development

Ald. Rainey moved substitution of the file with Proposed Substitute A. (Prevailed 3-0)

A motion was made by ALD. RAINEY that this Resolution be SUBSTITUTED.

This motion PREVAILED by the following vote:

Aye 3 - Bohl, Rainey and Stamper

No 0

Excused 2 - Kovac and Coggs

[180119](#)

Substitute resolution directing the Department of City Development to prepare a plan for a comprehensive review of lead health hazards in occupied City-owned residential properties.

Sponsors: Ald. Perez, Ald. Stamper, Ald. Coggs, Ald. Rainey, Ald. Kovac and Ald. Bohl

Ald. Coggs and Kovac joined the committee at 9:11 a.m. and 9:13 a.m. respectively.

Ald. Coggs, Rainey, Kovac and Bohl added as cosponsors.

A motion was made by ALD. RAINEY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

3. [180096](#)

Resolution approving a Land Disposition Report for the property at 317 East National Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Yves LaPierre, Dept. of City Development

Josh Weber, V Marchese Inc.

Ald. Jose Perez, 12th Aldermanic District

A motion was made by ALD. KOVAC that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

4. [180108](#)

Substitute resolution amending the Land Disposition Report approved by Common Council File No. 171380 relating to the sale of the City-owned property at 3326 West Capitol Drive, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:

Matt Haessly, Dept. of City Development

James Bradley

Ptosha Davis, 1st Aldermanic District

A motion was made by ALD. RAINEY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

5. [180097](#) Resolution authorizing the sale of the City-owned property located at 1905 South 24th Street to its former owner, Jose Javier Hernandez, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:
Karen Taylor, Dept. of City Development
Jose Javier Hernandez

Due Diligence Checklist to be submitted to the file prior to the Common Council meeting of May 8, 2018.

A motion was made by ALD. BOHL that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

6. [171726](#) A substitute ordinance relating to the change in zoning from a General Planned Development known as Milwaukee Metro Center to a Detailed Planned Development known as Metro Center, Phase 8, to permit construction of two automobile dealerships at 10851 West Metro Auto Mall, located on the south side of West Metro Auto Mall, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Vanessa Koster, Dept. of City Development
Chad Kemnitz, Professional Consultants Inc.

A motion was made by ALD. BOHL that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

7. [180095](#) Substitute resolution approving a Land Disposition Report, authorizing the sale of the Redevelopment Authority-owned properties at 738 and 744 North Old World Third Street and authorizing an Amendment to a Cooperation, Reimbursement and Redevelopment Agreement among the City of Milwaukee, Redevelopment Authority of the City of Milwaukee, Milwaukee Symphony Orchestra, Inc. and TNSH Landlord, LLC, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:
Ald. Robert Bauman, 4th Aldermanic District

*Dan Casanova, Dept. of City Development
Atty. Stephen Chernof, Godfrey & Kahn S.C.*

Ald. Kovac moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

**A motion was made by ALD. KOVAC that this Resolution be SUBSTITUTED.
This motion PREVAILED by the following vote:**

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[180095](#)

Substitute resolution approving a Land Disposition Report, authorizing the sale of the Redevelopment Authority-owned properties at 738 and 744 North Old World Third Street and authorizing an Amendment to a Cooperation, Reimbursement and Redevelopment Agreement among the City of Milwaukee, Redevelopment Authority of the City of Milwaukee, Milwaukee Symphony Orchestra, Inc. and TNSH Landlord, LLC, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

A motion was made by ALD. BOHL that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

8. [180099](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5725 West Burleigh Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

*Individuals appearing:
Dwayne Edwards, Dept. of City Development
William Yeager*

Ald. Coggs moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

**A motion was made by ALD. COGGS that this Resolution be SUBSTITUTED.
This motion PREVAILED by the following vote:**

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[180099](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5725 West Burleigh Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 4 - Bohl, Rainey, Kovac and Stamper

No 0

Excused 1 - Coggs

9. [180098](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3060-62 South 13th Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Ahmad Nasef

A motion was made by ALD. RAINEY that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

10. [180101](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3907-09 West Vliet Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Marco Puebla, MR Home Improvement LLC

Ald. Stamper moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

A motion was made by ALD. STAMPER that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

- [180101](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3907-09 West Vliet Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

11. [180100](#) Substitute resolution approving a Land Disposition Report and

authorizing the sale of the City-owned tax deed property at 3720-24 West Vliet Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Dwayne Edwards, Dept. of City Development

Maria Arias Reyes

Jonas Diaz

Felipe Diaz

Ald. Stamper moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

A motion was made by ALD. STAMPER that this Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[180100](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3720-24 West Vliet Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

12. [180002](#)

Communication from the Housing Authority of the City of Milwaukee relative to the conversion proposal of city housing developments under HUD's Rental Assistance Demonstration Program.

Sponsors: Ald. Bohl

Individuals appearing:

Kenneth Barbeau, Housing Authority of the City of Milwaukee

Willie Hines, Housing Authority of the City of Milwaukee

Tony Perez, Housing Authority of the City of Milwaukee

A motion was made by ALD. RAINEY that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

13. [171919](#)

Communication from the Dept. of City Development, Redevelopment Authority, and Dept. of Administration relating to the city's efforts to leverage federally created Opportunity Zones.

Sponsors: Ald. Bohl

Individual appearing:
Martha Brown, Dept. of City Development

A motion was made by ALD. STAMPER that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Meeting adourned at 12:03 p.m.

**Chris Lee, Staff Assistant
Council Record's Section
City Clerk's Office**

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.